THIS INSTRUMENT PREPARED BY:
Memento Law, PLLC
625 Main Street, Suite 201
Nashville, TN 37206
(615) 219-9710

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $0.00.

Affiant

SUBSCRIBED AND SWORN to before me, this the 16th day of January, 2025.

Notary Public
My Commission Expires: 05/03/2027

EMILY MATHENEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Address of New Owner:	Send Tax Bills To:	Map/Parcel ID:
Bellbottom Living Trust **2224 Carter Avenue** **Nashville, Tennessee 37206**	**Bellbottom Living Trust** **2224 Carter Avenue** **Nashville, Tennessee 37206**	**083-03-0B-001.00**

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF the sum of no dollars and no cents, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Sherry Kai Kuybus, single woman** ("Grantor"), by these presents does hereby Quitclaim and convey unto **Bellbottom Living Trust dated January 16, 2025** ("Grantees"), their heirs and assigns, all of their right, title and interest in and to that certain real property in Davidson County, Tennessee, together with all rights, privileges and appurtenances thereto and any improvements thereon (the "Premises"), as more particularly described as follows:

LAND in Davidson County, Tennessee, being Unit A on the Plan of Carter Avenue Townhomes as shown on Exhibit "B" of the Declaration of Covenants, Conditions and Restrictions for the Carter Avenue Townhomes, a Horizontal Property Regime with Private Elements of record in Instrument No. 20100903-0070571, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

BEING the same property conveyed to Sherry Kai Kuybus, single woman, by Warranty Deed from Pinpoint Properties, LLC, a Tennessee limited liability company, of record at Instrument number 20130326-0029651, in the Register's Office for Davidson County, Tennessee, dated March 21, 2013.

Karen Johnson Davidson County
Batch# 1235364 DEEDQC
02/07/2025 03:05:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20250207-0009623
20250207-0009623

SUBJECT TO the Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements that are now of record, if any.

Together with all the tenements, hereditaments, and appurtenances thereto belonging or in anywise appertaining.

The then-acting Trustee has the power and authority to encumber or otherwise to manage and dispose of the hereinabove described real property; including but not limited to, the power to convey.

This is **improved** property known as: **2224 Carter Avenue, Nashville, Tennessee 37206**.

IN WITNESS WHEREOF, Grantor(s) have executed this instrument as of the 16th day of January, 2025.

GRANTOR:

Sherry Kai Kuybus

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 16th day of January, 2025, before me personally appeared Sherry Kai Kuybus to me this day and acknowledged and executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal this, the 16th day of January, 2025.

Notary Public
My commission expires: 05/03/2027
(SEAL)

EMILY MATHENEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

This instrument was prepared from information furnished by the Grantors and without the benefit of a title search. The preparer makes no representation as to the title, use, or any zoning regulations concerning the described property nor any matter except the validity of the form of this instrument.

Marked by Sherry Kuybus in the presence of:

(Witness signature)

(printed name)

625 Main Street, Suite 201
(street address)

Nashville, Tennessee 37206
(city, state zip)

(Witness signature)

(printed name)

625 Main Street, Suite 201
(street address)

Nashville, Tennessee 37206
(city, state zip)

Certificate of Authenticity

I, Ryan Rolston Peacock, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on January 16, 2025 (date of document).

In witness whereof, Affiant has caused this instrument to be executed on this the 16th day of January, 2025.

Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 16th day of January, 2025.

Notary Public
My commission expires: 05/03/2027

(SEAL)

